Table 4 - Number of New Housing Units Based on Building Permits Issued, by Area, by Type of Housing, New York State, January, 1982 and 1981

Area	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Percent Change (Total)
	January, 1982[2/]					January, 1981[2/]					
Total NY State	1,383	432	32	17	902	1,532	621	156	34	721	- 10
NY City	815	115	24	9	667	666	32	134	34	466	+ 22
Suburban NYC[1/]	156	148	8	-	-	371	294	12	-	65	- 58
Upstate	412	169	-	8	235	495	295	10	-	190	- 17

(See Footnotes, Preceding Page 1)

Table 5 - Cost of Construction Based on Building Permits Issued, by Area, by Type of Construction, New York State, January, 1982 and 1981

(in thousands)

Area	1982[2/]	1981[2/]	Percent Change	1982[2/]	1981[2/]	Percent Change
	January					
	Total			New Residential		
Total NY State	$314,289	$320,085	- 2	$ 54,474	$60,023	- 9
NY City	229,780	232,769	- 1	29,766	25,428	+ 17
Suburban NYC[1/]	27,566	39,131	- 30	9,710	15,287	- 36
Upstate	56,943	48,185	+ 18	4,998	19,308	- 22
	New Non-Residential			Additions and Alterations		
Total NY State	$ 85,257	$212,515	- 60	$174,558	$47,547	+267
NY City	48,721	189,574	- 74	151,293	17,767	x
Suburban NYC[1/]	8,733	12,268	- 29	9,123	11,576	- 21
Upstate	27,803	10,673	+160	14,142	18,204	- 22

(See Footnotes, Preceding Page 1)

Table 6 - Number of New Housing Units Based on Building Permits Issued, by Borough, by Type of Housing
New York City, January, 1982 and 1981

Borough	Total	One Family	Two Family[5]	Three or four Family	Five or More Family	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Percent Change (Total)
	January, 1982[2]					January, 1981[2]					
Total NY City	815	115	24	9	667	666	32	134	34	466	+ 22
The Bronx	-	-	-	-	-	9	-	-	9	-	-100
Brooklyn	2	-	2	-	-	6	1	2	3	-	- 67
Manhattan	470	-	-	-	470	289	-	-	-	289	+ 63
Queens	215	3	6	9	197	31	3	6	22	-	x
Staten Island	128	112	16	-	-	331	28	126	-	177	- 61

(See Footnotes, Preceding Page 1)

Table 7 - Cost of Construction Based on Building Permits Issued, by Borough, by Type of Construction, New York City, January, 1982 and 1981

(in thousands)

Borough	1982[2/]	1981[2/]	Percent Change	1982[2/]	1981[2/]	Percent Change
	January					
	Total			New Residential		
Total NY City	$229,780	$232,769	- 1	$ 29,766	$25,428	+ 17
The Bronx	1,885	4,564	-59	-	270	-100
Brooklyn	28,940	52,860	-45	80	160	- 50
Manhattan	182,335	163,869	+97	15,320	20,110	- 24
Queens	13,857	7,033	+97	12,295	560	x
Staten Island	2,763	4,443	-38	2,071	4,328	- 52
	New Non-Residential			Additions and Alterations		
Total NY City	$ 48,721	$189,574	-74	$151,293	$17,767	x
The Bronx	10	1,000	-99	1,875	3,294	- 43
Brooklyn	27,242	51,903	-48	1,618	797	+103
Manhattan	20,841	131,070	-84	146,174	12,689	x
Queens	324	5,601	-94	1,238	872	+ 42
Staten Island	304	-	x	388	115	+237

(See Footnoes, Preceding Page 1)

Table 8 - Number of New Housing Units Based on Building Permits Issued, by County, by Type of Housing, Suburban New York City[1/], January, 1982 and 1981

County	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Percent Change (Total)
	January, 1982[2/]					January, 1981[2/]					
Total Suburban NY City	156	148	8	-	-	371	294	12	-	65	-58
Nassau	25	25	-	-	-	90	90	-	-	-	-72
Rockland	11	7	4	-	-	10	8	2	-	-	+10
Suffolk	101	97	4	-	-	184	111	8	-	65	-45
Westchester	19	19	-	-	-	87	85	2	-	-	-78

(See Footnotes, Preceding Page 1)

Table 9 - Cost of Construction Based on Building Permits Issued, by County, by Type of Construction, Suburban New York City[1/], January, 1982 and 1981

(in thousands)

County	1982[2/]	1981[2/]	Percent Change	1982[2/]	1981[2/]	Percent Change
	January					
	Total			New Residential		
Total Suburban NY City	$27,566	$39,131	-30	$9,710	$15,287	-36
Nassau	6,649	13,822	-52	1,837	4,804	-62
Rockland	1,149	1,474	-22	643	472	+36
Suffolk	13,335	15,309	-13	5,426	5,850	- 7
Westchester	6,433	8,526	-25	1,804	4,161	-57
	New Non-Residential[4/]			Additions and Alterations		
Total Suburban NY City	$ 8,733	$12,268	-29	$9,123	$11,576	-21
Nassau	1,107	4,638	-76	3,705	4,380	-15
Rockland	30	7	x	476	995	-52
Suffolk	5,294	6,298	-16	2,615	3,161	-17
Westchester	2,302	1,325	+74	2,327	3,040	-23

(See Footnotes, Preceding Page 1)

Table 10 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate[6/], January, 1982 and 1981

Area	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Percent Change) (Total)
	January, 1982[2/]					January, 1981[2/]					
Total Upstate	412	169	-	8	235	495	295	10	-	190	- 17
East Central	173	31	-	8	134	175	101	10	-	64	- 1
Albany	69	13	-	8	48	53	27	4	-	22	+ 30
Binghamton	2	2	-	-	-	16	4	-	-	12	- 88
Syracuse	100	14	-	-	86	53	47	6	-	-	+ 89
Remainder	2	2	-	-	-	53	23	-	-	30	- 96
Mid-Hudson	35	35	-	-	-	48	36	-	-	12	- 27
Poughkeepsie	13	13	-	-	-	6	6	-	-	-	+117
Remainder	22	22	-	-	-	42	30	-	-	12	- 48
Northern and Mohawk Valley	1	1	-	-	-	10	10	-	-	-	- 90
Utica	1	1	-	-	-	4	4	-	-	-	- 75
Remainder	-	-	-	-	-	6	6	-	-	-	-100
Western	203	102	-	-	101	262	148	-	-	114	- 23
Buffalo	30	30	-	-	-	52	52	-	-	-	- 42
Elmira	3	3	-	-	-	-	-	-	-	-	x
Rochester	156	60	-	-	96	123	92	-	-	31	+ 27
Remainder	14	9	-	-	5	87	4	-	-	83	- 84

(See Footnotes, Preceding Page 1)

Table 11- Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate[6/], January, 1982 and 1981

(in thousands)

Area	1982[2/]	1981[2/]	Percent Change	1982[2/]	1981[2/]	Percent Change
	January					
	Total			New Residential		
Total Upstate	$56,943	$48,185	+ 18	$14,998	$19,308	- 22
East Central	20,296	13,804	+ 47	4,302	5,846	- 26
Albany	7,144	4,669	+ 53	2,726	1,938	+ 41
Binghamton	4,404	1,486	+196	240	407	- 41
Syracuse	8,127	5,107	+ 59	1,255	1,870	- 33
Remainder	621	2,542	- 76	81	1,631	- 95
Mid-Hudson	5,019	3,873	+ 30	1,567	1,735	- 10
Poughkeepsie	2,411	775	+211	610	289	+111
Remainder	2,608	3,098	- 16	957	1,446	- 34
Northern and Mohawk Valley	309	3,026	- 90	61	448	- 86
Utica	203	1,880	- 89	61	239	- 74
Remainder	106	1,146	- 91	-	209	-100
Western	31,319	27,482	+ 14	9,068	11,279	- 20
Buffalo	3,975	7,454	- 47	1,901	2,649	- 28
Elmira	275	432	- 36	122	-	x
Rochester	25,769	12,845	+101	6,784	5,955	+ 14
Remainder	1,300	6,751	- 81	261	2,675	- 90
	New Non-Residential			Additions and Alterations		
Total Upstate	$27,803	$10,673	+160	$14,142	$18,204	- 22
East Central	7,964	800	x	8,030	7,158	+ 12
Albany	1,955	294	x	2,463	2,437	+ 1
Binghamton	394	11	x	3,770	1,068	+253
Syracuse	5,329	439	x	1,543	2,798	- 45
Remainder	286	56	x	254	855	- 70
Mid-Hudson	1,841	157	x	1,611	1,981	- 19
Poughkeepsie	1,531	58	x	270	428	- 37
Remainder	310	99	+213	1,341	1,553	- 14
Northern and Mohawk Valley	26	618	- 96	222	1,960	- 89
Utica	18	19	- 5	124	1,622	- 92
Remainder	8	599	- 99	98	338	- 71
Western	17,972	9,098	+ 98	4,279	7,105	- 40
Buffalo	788	3,107	- 75	1,286	1,698	- 24
Elmira	11	151	- 93	142	281	- 49
Rochester	16,954	5,474	+210	2,031	1,416	+ 43
Remainder	219	366	- 40	820	3,710	- 78

(See Footnotes, Preceding Page 1)

6/18/82 55760-1A

NEW YORK STATE
DIVISION OF
HOUSING AND COMMUNITY RENEWAL

RICHARD A.
BERMAN
COMMISSIONER
212-488-4962

TWO WORLD
TRADE CENTER
NEW YORK
NY 10047

CONSTRUCTION ACTIVITY IN NEW YORK STATE, FEBRUARY, 1982
BASED ON BUILDING PERMITS ISSUED

HIGHLIGHTS FOR THE MONTH

	FEBRUARY		
	1982	1981	Percent Change
New Residential	1,404	1,324	+ 6
New York City	583	513	+ 14
Suburban New York City	244	505	- 52
Upstate	577	306	+ 89
Dollar Value of All Construction (in thousands)	$176,477	$125,035	+ 41
New York City	61,239	28,481	+115
Suburban New York City	50,132	47,581	+ 5
Upstate	65,106	48,973	+ 33

NEW RESIDENTIAL CONSTRUCTION TOTALLING 100 OR MORE UNITS, THIS MONTH

Type of Building and Community	Number of Housing Units	Cost (in thousands)
APARTMENT HOUSES, including three and four family houses		
New York City		
Brooklyn	293	$11,720
Staten Island	177	1,500

NEW NON-RESIDENTIAL CONSTRUCTION $500,000 OR OVER, THIS MONTH

Type of Building and Community	Number of Buildings	Cost (in thousands)
INDUSTRIAL		
Auburn	1	$1,350
Freeport	1	500
Lancaster (Village)	1	572
Lysander	1	963
New York City		
Queens	1	1,600
Perinton	1	2,500
OFFICES, PROFESSIONAL		
Great Neck Plaza	1	4,100
Greenburgh	1	6,000
New York City		
Manhattan	2	32,582
STORES, MERCANTILE		
Greenburgh	1	2,093
New York City		
Manhattan	1	800

ADDITIONS, ALTERATIONS AND REPAIRS, $500,000 OR OVER, THIS MONTH

Type of Building and Community	Number of Buildings	Cost (in thousands)
RESIDENTIAL		
Binghamton (City)	1	$9,000
Long Beach	1	1,888
Oswego (City)	1	600
AMUSEMENT, RECREATIONAL		
New York City		
Staten Island	1	900
HOSPITALS, INSTITUTIONAL		
Watertown (City)	1	1,224
HOTELS, MOTELS		
New York City		
Queens	1	5,000
INDUSTRIAL		
Endicott	2	4,192
OFFICES, PROFESSIONAL		
Hempstead (Town)	1	2,144
Poughkeepsie (Town)	1	858
Rochester	1	1,334
STORES, MERCANTILE		
New York City		
Manhattan	1	500

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EXPLANATORY NCTES

Data cover private and public construction, and are based on 1) reports from rural and urban places, most of which issued building permits, 2) information obtained frcm governmental agencies on construction awards or starts, and 3) estimates for areas which do not report.

Data on the volume of construction actually started are generally not directly available. However, building permits data are generally available and serve as an indication of construction which will be started. According to the U.S. Bureau of the Census, various studies have indicated that construction is undertaken for all but a very small percentage of housing units authorized by local building permits, with a major fraction normally getting under way during the month of permit issuance and most of the remainder beginning within the three following months.

Percent changes are not ccmputed for the number of new housing units or costs of construction greater than 300 percent. The above situations are indicated by an "x" in the percent change column.

FCOTNCTES

1/ Includes Nassau, Rockland, Suffolk and Westchester Counties.

2/ Preliminary data subject to further revision.

3/ Revised.

4/ In addition to commercial and industrial structures, includes hotels, motels, dormitories, tourist cabins and other non-housekeeping residential buildings.

5/ Includes one family structures with stores or shops.

6/ The composition of economic and industrial areas follows:

Economic Area	Industrial Area (and Counties therein)
East Central	Albany SMSA (Albany, Montgomery, Rensselaer, Saratoga and Schenectady) Binghamton SMSA (Broome and Tioga) (excl. Susquehanna County in Penna.) Syracuse SMSA (Madison, Cnondaga and Oswego) Remainder of economic area (Cayuga, Chenango, Cortland, Delaware, Ctsego, Schoharie, Warren and Washington)
Mid-Hudson	Poughkeepsie SMSA (Dutchess) Remainder of economic area (Columbia, Greene, Orange, Putnam, Sullivan and Ulster)
Northern and Mohawk Valley	Utica SMSA (Herkimer and Oneida) Remainder of economic area (Clinton, Essex, Franklin, Fulton, Hamilton, Jefferson, Lewis and St. Lawrence)
Western	Buffalo SMSA (Erie and Niagara) Elmira SMSA (Chemung) Rochester SMSA (Livingston, Monroe, Ontario, Orleans and Wayne) Remainder of economic area (Allegany, Cattaraugus, Chautauqua, Genesee, Schuyler, Seneca, Steuben, Tompkins, Wyoming and Yates)

Table 1 - Number of New Housing Units Based on Building Permits Issued, by Area, Year and Month, New York State, 1960-1982

Period		Total NY State	NY City	Suburban NY City 1/	Upstate
1960	Total	92,679	46,792	24,760	21,127
1961	Total	117,629	70,606	25,775	21,248
1962	Total	121,758	70,686	28,341	22,731
1963	Total	103,458	49,898	26,567	26,993
1964	Total	75,433	20,594	25,951	28,888
1965	Total.....	91,170	25,715	28,845	36,610
1966	Total	75,420	23,142	22,613	29,665
1967	Total	77,003	22,174	22,627	32,202
1968	Total	80,960	22,062	25,799	33,099
1969	Total	70,295	17,031	20,996	32,268
1970	Total	68,831	22,365	17,609	28,857
1971	Total	103,233	32,254	25,959	45,020
1972	Total	111,282	36,061	24,441	50,780
1973	Total	79,470	22,417	18,603	38,450
1974	Total	51,637	15,743	13,549	22,345
1975	Total	32,623	3,810	11,208	17,605
1976	Total	33,370	5,434	9,925	18,011
1977	Total	41,611	7,639	12,695	21,277
1978	Total	43,751	11,096	10,083	22,572
1979	Total	39,842	14,524	7,959	17,359
1980	Total	26,804	7,800	6,638	12,366
1981 2/	Total (12 mos.)...	29,850	11,060	7,396	11,394
	Total (2 mos.)...	2,856	1,179	876	801
	January	1,532	666	371	495
	February	1,324	513	505	306
	March	3,479	1,658	866	955
	April	3,350	1,362	802	1,186
	May	2,947	1,034	684	1,229
	June	2,782	752	693	1,337
	July	3,053	974	754	1,325
	August	2,137	410	508	1,219
	September.....	3,274	1,356	688	1,230
	October	2,353	856	499	998
	November	1,335	298	468	569
	December.....	2,284	1,181	558	545
1982 2/	Total (2 mos.)...	2,787	1,398	400	989
	January	1,383	815	156	412
	February	1,404	583	244	577

(See Footnotes, Preceding Page 1)

Table 2 - Cost of Construction Based on Building Permits Issued, by Area, Year and Month, New York State, 1960-1982 (in thousands)

	Period	Total NY State	NY City	Suburban NY City 1/	Upstate
1960	Total	$2,068,312	$ 928,596	$540,131	$ 599,585
1961	Total	2,366,443	1,184,192	574,774	607,477
1962	Total	2,396,516	1,203,796	562,577	630,143
1963	Total	2,192,260	915,232	573,356	703,672
1964	Total	2,058,333	648,873	620,043	789,417
1965	Total	2,553,788	795,557	665,128	1,093,103
1966	Total	2,644,749	826,708	696,113	1,121,928
1967	Total	2,520,751	791,246	689,611	1,039,894
1968	Total	3,009,710	1,071,345	760,942	1,177,423
1969	Total	3,076,712	992,010	700,577	1,384,125
1970	Total	3,268,755	1,126,827	772,962	1,368,966
1971	Total	3,991,602	1,307,066	863,244	1,821,292
1972	Total	4,228,707	1,524,903	831,195	1,872,609
1973	Total	3,623,443	1,255,205	759,875	1,608,363
1974	Total	2,832,360	775,991	725,725	1,330,644
1975	Total	1,956,338	288,714	510,338	1,157,286
1976	Total	2,052,113	303,275	512,176	1,236,662
1977	Total	2,445,930	388,886	668,002	1,389,042
1978	Total	2,868,243	582,681	754,889	1,530,673
1979	Total	2,068,361	588,592	700,085	1,579,684
1980	Total	3,200,152	1,062,777	704,023	1,433,352
1981 2/	Total (12 mos.)...	3,315,278	939,862	965,738	1,409,678
	Total (2 mos.)...	445,120	261,250	86,712	97,158
	January	320,085	232,769	39,131	48,185
	February	125,035	28,481	47,581	48,973
	March	252,925	79,185	83,777	89,963
	April	364,683	135,639	87,442	141,602
	May	273,171	47,284	105,528	120,359
	June	316,581	50,480	90,143	175,958
	July	313,142	65,106	93,268	154,768
	August.....	292,744	41,171	99,759	151,814
	September.....	339,638	103,269	89,476	146,893
	October	282,775	50,634	86,502	145,639
	November.....	222,469	24,853	82,320	115,296
	December.....	212,030	80,991	60,811	70,228
1982 2/	Total (2 mos)...	490,766	291,019	77,698	122,049
	January.....	314,289	229,780	27,566	56,943
	February.....	176,477	61,239	50,132	65,106

(See Footnotes, Preceding Page 1)

Table 3 - Cost of Construction Based on Building Permits Issued by Type of Construction, Year and Month, New York State, 1960-1982 (in thousands)

	Period	NY State	New Residential	New Non-Residential	Addition and Alterations
1960	Total	$2,068,312	$1,059,038	$ 830,707	$178,567
1961	Total	2,366,443	1,301,488	861,998	202,957
1962	Total	2,396,516	1,405,544	799,969	191,003
1963	Total	2,192,260	1,224,039	770,126	198,095
1964	Total	2,058,333	986,313	860,149	211,871
1965	Total	2,553,788	1,206,301	1,128,956	218,531
1966	Total	2,644,749	1,037,981	1,357,732	249,036
1967	Total	2,520,751	1,061,642	1,231,150	227,959
1968	Total	3,009,710	1,189,832	1,568,123	251,755
1969	Total	3,076,712	1,068,777	1,741,793	266,142
1970	Total	3,268,755	1,255,543	1,756,398	256,814
1971	Total	3,991,602	1,915,641	1,807,062	268,899
1972	Total	4,228,707	2,149,965	1,795,594	283,148
1973	Total	3,623,443	1,682,442	1,557,999	383,002
1974	Total	2,832,360	1,149,945	1,356,349	326,066
1975	Total	1,956,338	755,858	867,830	332,650
1976	Total	2,052,113	824,205	897,903	330,005
1977	Total	2,445,930	1,130,033	928,594	387,303
1978	Total	2,868,243	1,287,872	1,107,977	472,394
1979	Total	2,868,361	1,218,560	1,085,443	564,358
1980	Total	3,200,152	1,008,488	1,522,655	669,009
1981 2/	Total (12 mos.)...	3,315,278	1,178,846	1,359,592	776,840
	Total (2 mos.)...	445,120	103,003	260,625	81,492
	January	320,085	60,023	212,515	47,547
	February	125,035	42,980	48,110	33,945
	March	252,925	113,738	83,820	55,367
	April	364,683	113,681	167,047	83,955
	May	273,171	113,859	106,368	52,944
	June	316,581	106,004	111,452	99,125
	July	313,142	120,928	122,443	69,771
	August.....	292,744	88,502	133,695	70,547
	September.....	339,638	146,289	118,067	75,282
	October.....	282,775	94,908	111,052	76,815
	November	222,469	67,855	103,634	50,980
	December.....	212,030	110,079	41,389	60,562
1982 2/	Total (2 mos.)...	490,766	108,925	149,349	232,492
	January.....	314,289	54,474	85,257	174,558
	February.....	176,477	54,451	64,092	57,934

(See Footnotes, Preceding Page 1)